

Small Bay Flex Building For Sale

2180 S. Ivanhoe St., Denver, CO 80222



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\$4,250,000 (\$235/SF)

Building:	18,069± SF (per county records)
# of Units:	9 Units (15,129 SF Currently Available)
Parking:	26 Spaces (plus on-street parking)
Power:	3-Phase 200 amps per unit (TBV)
Zoning:	I-MX-3
Taxes:	\$74,154.12
Lot Size:	0.85± AC
YOC:	1978 / Renovated 2022
Ceiling Height:	12.5' Clear
HVAC:	15 Units (varying ages)
Roof:	White TPO Membrane (TBV)
Property Mix:	49% Office / 51% Warehouse

Evans Business Plaza

2180 S. Ivanhoe Street is a great opportunity for an owner user/investor to own a versatile 9-unit flex property along the I-25/ E. Evans corridor. Recently renovated in 2022, this 18,096± SF flex property allows for an owner occupier to benefit from in-place income while running their business. Nine independent small bay units, each with front and rear entry. Each unit has a 10x10 roll-up door, private restroom (in-suite), warehouse heating and cooling, and quality finishes. Units 3-9 could be made available for a total of 15,129 SF.

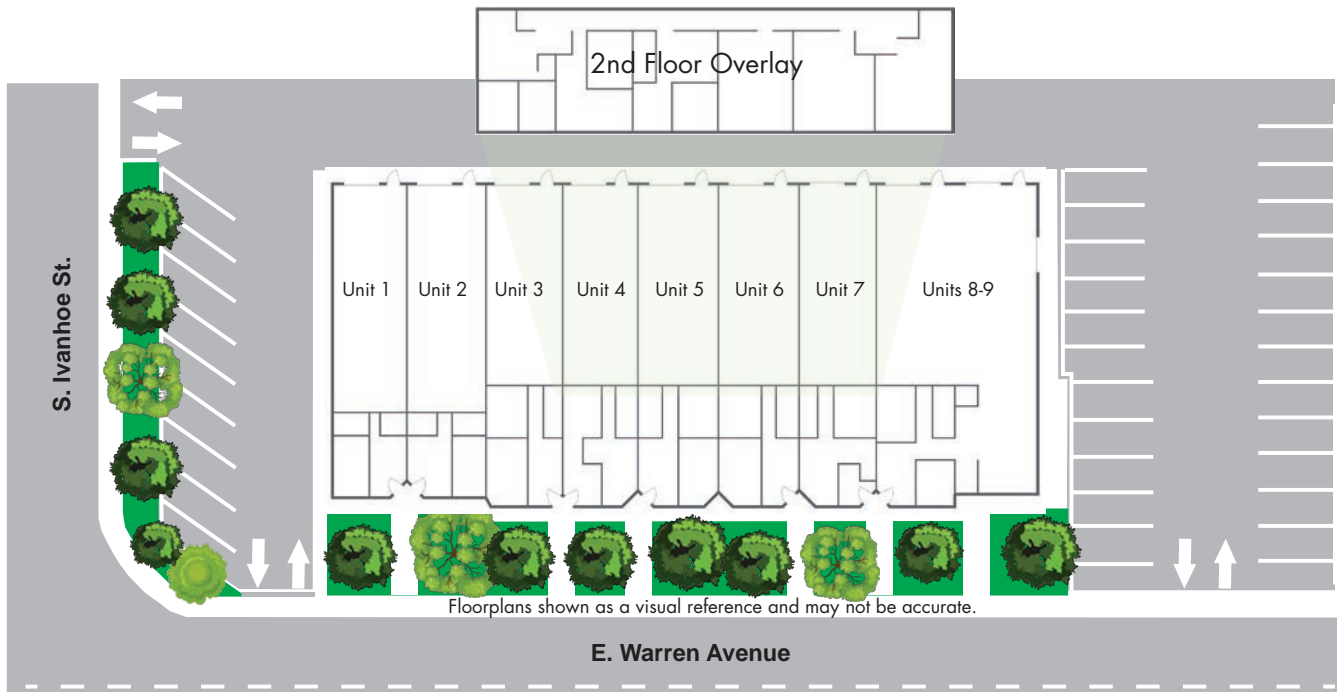
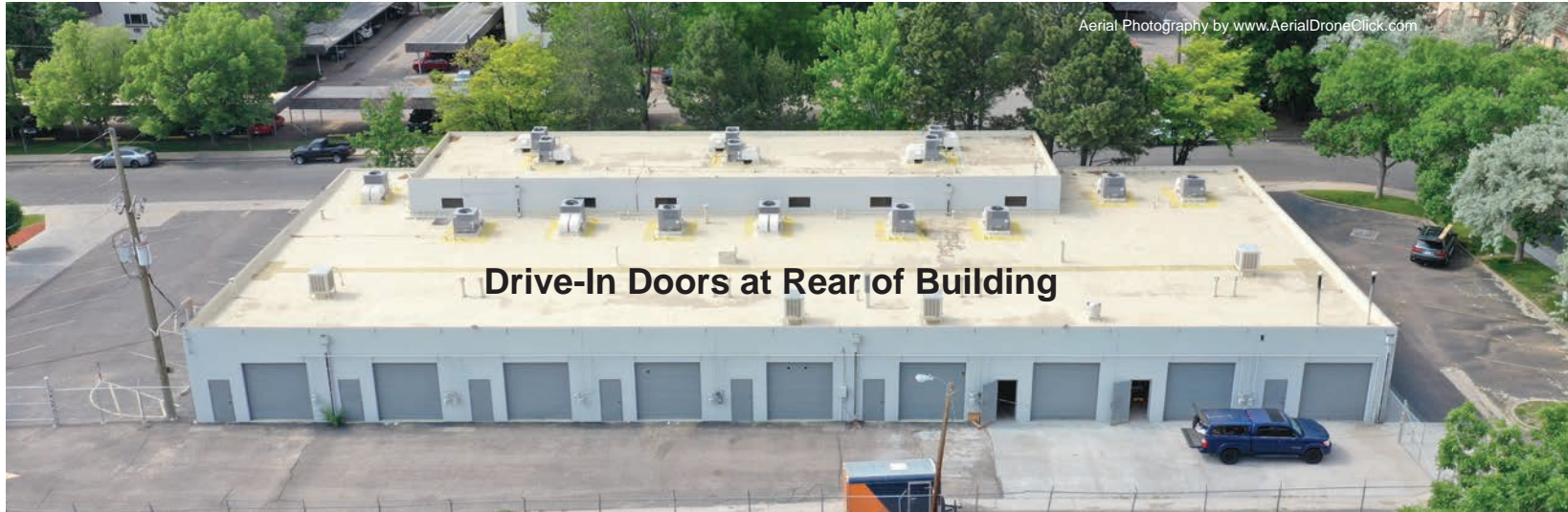
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**BROKERAGE
DISCLOSURE**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	19,560	187,904	454,859
Households	8,817	90,584	217,314
Medium Income	\$74,071	\$73,683	\$74,172
Medium Age	38.80	37.80	38.00